

From the Prince George's County District Council and the Planning Board

An Invitation to Attend a Joint Public Hearing...

...on proposed amendments to the *Adopted Central US 1 Corridor Sector Plan and Endorsed Sectional Map Amendment*. The Adopted Central US 1 Corridor Sector Plan and SMA area is generally comprised of the properties bounded by the city boundaries of College Park to the north, the southern limit of mixed-use properties south of Guilford Road to the south, and commercial, mixed-use, vacant and related properties fronting or oriented to US 1 to the east and west, including established residential areas along Guilford Drive, Knox Road, and Cherry Hill Road, and commercial and residential properties located in the Hollywood community at the intersection of Rhode Island Avenue and Edgewood Road and all properties inclusive of 47th Place West between Lackawanna Street and 48th Place.

WHEN	WHERE
Tuesday, April 6, 2010 7:00 p.m.	Council Hearing Room County Administration Building 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772

The purpose of this hearing is to give all interested persons the opportunity to express their views on the amendments proposed by the District Council, as well as other aspects of the adopted Sector Plan and endorsed SMA. These amendments are identified in CR-18-2010 and as follow:

AMENDMENT ONE: Delete all references and text in the adopted sector plan (consisting of the preliminary plan document and PGCPB Resolution 09-170) dealing with “future walkable nodes” and “proposed walkable nodes.” Revise the captions for images on pages 68 and 69 to appropriately describe the images without referencing these terms. Delete text referencing designation of future corridor nodes on page 50 accordingly.

AMENDMENT TWO: Revise street cross-section drawings included in the adopted sector plan and development district standards as necessary to clearly indicate the preferred cross-section dimensions for US 1.

AMENDMENT THREE: Ensure the preferred cross-section dimensions for US 1 contain bicycle side-paths/buffered bicycle lanes along the entirety of US 1. These dedicated bicycle facilities shall be designed to maximize convenience and safety to encourage use of the bicycle as a true alternate to the automobile. Encourage continuation of side-path/buffered bicycle lane materials across curb cuts whenever possible.

AMENDMENT FOUR: Retain the portion of the City of College Park north of the Capital Beltway in the Developing Tier. Delete all references and revise all maps that indicate a revision to the General Plan tier boundaries in this area.

AMENDMENT FIVE: Add the following text to page 50: “Corridor nodes located north of MD 193 shall not be considered for future application of Subtitle 27A of the County Code.”

AMENDMENT SIX: Add a new policy and strategies to the Corridor Infill Policies section on pages 72-73 as follows, and revise the Development District Standards as appropriate to implement the strategies:

“Policy 4

Establish appropriate residential densities within the corridor infill areas to ensure preservation of existing single-family neighborhoods.

Strategies

1. Limit residential density by reducing the maximum number of dwelling units per acre permitted in the M-U-I Zone.

2. Require acquisition of at least one and a half acres of property under single ownership to permit rezoning to the M-U-I Zone through the Detailed Site Plan process detailed under Section 27-548.26 of the Zoning Ordinance.”

AMENDMENT SEVEN: Revise the land use and urban design discussions on Seven Springs Village on pages 96-97 to place emphasis on minimizing impacts on the floodplain, preserving open space, providing tall buildings in the center of the property with smaller-scale buildings along the northern and southern boundaries, trail dedication along the northern portion of the property, and maximizing attention to innovative stormwater management techniques to preserve and enhance the Paint Branch stream valley. Revise the land use and urban design discussions on the Autoville community on page 96 to address the desire to encourage senior housing and professional office development; to preclude big-box retail stores, fast food restaurants, convenience stores, and gas stations; to preclude any future connection to the end of Kiernan Road; to preclude future vehicular connections between Autoville Road North and Autoville Road South; to discourage through traffic from Cherry Hill Road; and to consider alternative zoning categories to implement these policies.

AMENDMENT EIGHT: Delete the detailed illustrative concept drawings and the “general recommendations” text box featured on page 97.

AMENDMENT NINE: Revise the Uptown land use and urban design discussions on page 98 to discourage big-box retail stores, emphasize the desire and potential for high-intensity office uses, and clearly indicate the desired pattern of development, while allowing for tall office buildings as the market evolves, should be compatible with the smaller-scale, mixed retail and office uses north of the Ikea entrance drive on the Camden/Roadside property.

AMENDMENT TEN: Indicate in the sector plan text and on the trails maps that while the need for land reservation for a trail on the northern side of Cherry Hill Road exists, the preferred alignment of the continuation of the Paint Branch Stream Valley Park Trail is along the southern side of Cherry Hill Road, through the northern edge of the Seven Springs property, and across the Capital Beltway on the western side of Cherry Hill Road into the Subregion I Master Plan area.

AMENDMENT ELEVEN: Add the following text on page 157 after Table 11:

“Pupil Yield

Table 12 shows the current pupil yield rates for each dwelling unit type. The pupil yield is the estimated number of elementary, middle, and high school students per dwelling unit. The current pupil yield rates are based on 2008 enrollment numbers. It is important to note that the current pupil yield rates are for single-family detached dwelling units, single-family attached, multi-family garden-style, as well as multi-family dwelling units with structured parking. The Planning Department observed a decrease in household size since the year 2000 Census, which would affect the pupil yield. The current elementary pupil yield for each dwelling unit type is significantly lower than the previously used elementary rate developed in 2001. Prior to the update, the pupil yield rates for all housing types were .24, .06, and .12 for elementary, middle and high schools, respectively. See Appendix 5 for more information on the pupil yield methodology used in this sector plan.”

Add the following text as new Appendix Five after page 424:

“Pupil Yield Methodology

Development of Pupil Yield for Single-Family Dwelling Units

The Planning Department used a listing of all single-family dwelling units in Prince George’s County as of October 24, 2006. From this listing, the Department determined the total number of addresses needed to represent a five percent sample of attached and detached single-family dwelling units in each subregion of the county. The Maryland State Tax Assessors File was queried and ten percent of the properties classified as single-family detached or townhouses in Prince George’s County were returned. The Department then sorted the addresses by subregion and dwelling unit type. To achieve the five percent sample size, the Department selected one dwelling unit for each street represented in the ten percent sample, then manually selected random dwelling units using a number of techniques. The techniques used included sorting the entire table by street number and selecting, the first, third, fifth, etc., line, and selecting random lines until a five percent sample was achieved. This sample was submitted to Prince George’s County Public Schools (PGCPS) in order to determine the pupil yield for each dwelling unit type.

Development of Pupil Yield for Multi-Family Dwelling Units

The Planning Department used a listing of every multifamily housing unit in the county as of November 8, 2006. From this the total number of addresses needed to represent a five percent sample in each subregion was determined. Because this file drew from a number of sources, including the county permits database, city permits databases, the Department of

Housing and Urban Development, and the Maryland Department of Assessments and Taxation, and was crosschecked against Census and postal data, it is considered to be the best source of information about multifamily dwelling units in the county. The multifamily sample was then provided to PGCPs and they submitted their results.

Development of Pupil Yield for Multifamily Dwelling Units in Centers and Corridors

The 2002 General Plan directs intensified growth around designated Centers and Corridors. Residential development around activity nodes in centers and corridors are to include significant numbers of mid- to high-rise buildings. In the past, the Planning Department has integrated such structures with a general pupil yield factor that encompasses all apartments. However, in recognition of the diversity of housing types in these communities, as well as to attract development to these nodes, it is important to look at them separately from the garden apartments that are more prevalent in the county's multifamily housing stock.

Montgomery, Arlington, and Fairfax Counties all have considerably more transit-oriented or transit-adjacent residential development than does Prince George's County. High-rise multifamily housing stock in the county tends to be located away from transit services and outside designated centers and corridors. The Department contacted each of these counties to determine their pupil yield factors for mid- and high-rise development surrounding transit stations. The range for each county's pupil yield was approximately the same. After consulting with Montgomery County and comparing their multifamily housing stock and planning efforts around centers and corridors to that of Prince George's County, the Department decided to go with Montgomery County's pupil yield factors until such point in the future where Prince George's County has enough mid- to high-rise housing stock in centers and corridors to conduct a full survey."

AMENDMENT TWELVE: Revise policy 2 on page 159 to read: "Preserve, retain, and support existing public school facilities, school sites, and properties owned by the Board of Education." Add a new strategy to policy 2 on page 159 to read: "Consider reuse of the Calvert Road School as a public choice school."

AMENDMENT THIRTEEN: Delete references to the acquisition of property for a playground to serve the College Park Youth and Family Service Building from the sector plan and Appendix One, and add text to recommend the construction of a community center in the Hollywood Commercial District over the short-term (0-10 years) to the Development Pattern, Parks and Recreation, and Implementation elements and to Appendix One.

AMENDMENT FOURTEEN: Add a new Corridorwide phasing recommendation in the short-term on page 210 as follows: "Establish a tax increment financing (TIF) strategy for the corridor to support the construction of public improvements."

AMENDMENT FIFTEEN: Add a new Corridorwide phasing recommendation in the short-term on page 210 as follows: "Establish a corridor-wide Transportation Demand Management (TDM) District and a self-sustaining Transportation Management Association (TMA) to manage it." Add similar language to Table 15 on pages 205-206, with the following potential parties identified: Prince George's County government, Revenue Authority, SHA, DPW&T, City of College Park, University of Maryland, WMATA, Maryland Department of Transportation, and developers.

AMENDMENT SIXTEEN: Replace the second sentence in the 6th paragraph on page 225 with the following wording: "All new development and redevelopment of existing structures within the DDOZ shall comply with the Development District Standards and the general intent and goals of the Central US 1 Corridor Sector Plan."

AMENDMENT SEVENTEEN: Add a new bullet under "Site Plan Submittal Requirements" on page 227 as follows: "A LEED (Leadership through Energy and Environmental Design) scorecard as developed by the U.S. Green Building Council to illustrate how the proposed development addresses issues of sustainability."

AMENDMENT EIGHTEEN: Delete the third bullet on page 242 and replace the fourth bullet with the following language: "Within a public parking district established by a public entity, required parking may be waived if a fee-in-lieu is paid on a per space basis to the public entity that manages the parking district, at a rate to be determined by the public entity and based on a preliminary engineering cost estimate for the parking facility, provided that public parking is available within one quarter mile of the development."

AMENDMENT NINETEEN: Revise bullet one under Drive-Throughs on page 246 to read: “Drive throughs shall not be permitted in the walkable nodes, [or] existing residential areas, south of Delaware Street, or along Cherry Hill Road.”

AMENDMENT TWENTY: Add a new section to the building form development district standards on page 246, and re-title the page header, to address bedroom percentages as follows:

“Bedroom Percentages

Bedroom percentages for multifamily dwellings as specified in Section 27-419 of the Zoning Ordinance shall not apply within the Central US 1 Corridor development district.”

AMENDMENT TWENTY ONE: Change the zoning of the Lin-Roy LLC, Gamber Properties LLC, Dunn, Chang, Kong, Buchheister, and Burke properties located east of US 1 along Guilford and Calvert Roads from the M-U-I (Mixed-Use Infill) Zone to the R-55 (One Family Detached Residential) Zone to implement the sector plan policies and recommendations for existing residential development (1.28 acres, Tax Map 33, Grid C4, College Park Homes Subdivision, Plat A21-0632, Lots 1-3; College Park – Changs Addition, Plat 21191051, Lots 1 and 2; College Park Homes Subdivision, Plat A-21-0638 Lots 10 and 11).

AMENDMENT TWENTY TWO: Retain the zoning of the ZH Investments LLC property in the C-O (Commercial Office) Zone (1.0 acre, Tax Map 25, Grid E1, Hollywood Station, Plat 01228073, Parcel A).

AMENDMENT TWENTY THREE: Change the zoning for the Hollywood Commercial District, excluding the REI shopping center, to the L-A-C (Local Activity Center) Zone at the Neighborhood scale (8.3 acres, Tax Map 25, Grids F1 and F2, Hollywood Addition, Plat A01-4086, Parcels A1 and A2; Hollywood Addition, Plat A01-1836, Outlot 5; Hollywood, Plat A21-4889, Lot 10; Hollywood Addition Plat A01-3539, Parcel B; Hollywood Resubdivision, Plat 21111005, Lot 12; Hollywood Addition, Plat A01-1659, Parcel A1 of Parcel A 9/15/04 and Part of Parcel A; Hollywood Addition, Plat A01-1836, Parcel A2; Hollywood Addition, Plat A01-4086, Parcels A1 and A2; Hollywood, Plat A21-5264, Lot 11; Hollywood Addition, Plat A01-1836, Central Part of Parcel A, S Part of Parcel A, Part of Parcel A, Parcel A, Part of NE Part of Parcel A, NW Part of Parcel A, and Part of NE Part of Parcel A). Specify that the alternative base density zone recommended in the Sectional Map Amendment shall be the C-S-C (Commercial Shopping Center) Zone.

AMENDMENT TWENTY FOUR: Change the zoning for the Shaban properties from the C-S-C (Commercial Shopping Center) Zone to the O-S (Open Space) Zone (0.72 acres, Tax Map 25, Grid F1, Hollywood Addition, Parcel A3 and Lot at SE corner of Parcel A).

AMENDMENT TWENTY FIVE: Retain the properties endorsed as SMA Change 5 in the R-55 (One Family Detached Residential), C-O (Commercial Office) and C-S-C (Commercial Shopping Center) Zones (6.3 acres, Tax Map 25, Grid E2, Baltimore Boulevard Plaza, Plat 21160080, p/o Lot 1; Tax Map 25, Grid E2, Parcel 31 and p/o Parcel 34; Tax Map 25, Grid E2, Townplace Suites, Plat 21228071, Lot 1; Tax Map 25, Grid E2, Hollywood on the Hill, Plat E21-0772, Block 13, Lots 1-5, 15-20, and 26-40; Tax Map 25, Grid D2, Cherry Hill, p/o Parcel 25).

AMENDMENT TWENTY SIX: Revise the DDOZ (Development District Overlay Zone) boundaries specified in endorsed SMA Change 14 to exclude the residential neighborhoods of Autoville North, Autoville South, and Edgewood, the Ikea, Holiday Inn, and Camden/Roadside properties, and the Paint Branch Stream Valley north of MD 193 and west of US 1.

Copies of CR-18-2010, which lists the amendments that are the subject of this public hearing, are available at the Prince George’s County Legislative Information System web page at <http://egov.co.pg.md.us/lis>, and are also available at the following locations:

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